HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2013

New Home Market

Apartment starts dominate new home construction in February

A total of 3,439 homes were started in the Greater Toronto Area (GTA) in February 2013, up by 27 per cent from the same period last year. Three quarters of homes started last month were condominium apartments, mainly concentrated in the City of Toronto. Low-rise home types (single-detached, semis, and rows) were down 30 per cent from a year ago. York Region has attracted a higher share of new single-detached construction so far this year.

New home sales in the GTA slowed considerably during the second half of 2012 across all housing types. However, reflecting remarkably strong pre-construction sales activity in a two-year period up until mid 2012, condominium apartments remain the driving force behind new home development in Toronto. The number of apartments under construction continues to move higher, as apartment completions have lagged the strong pace of high-rise starts in the GTA.

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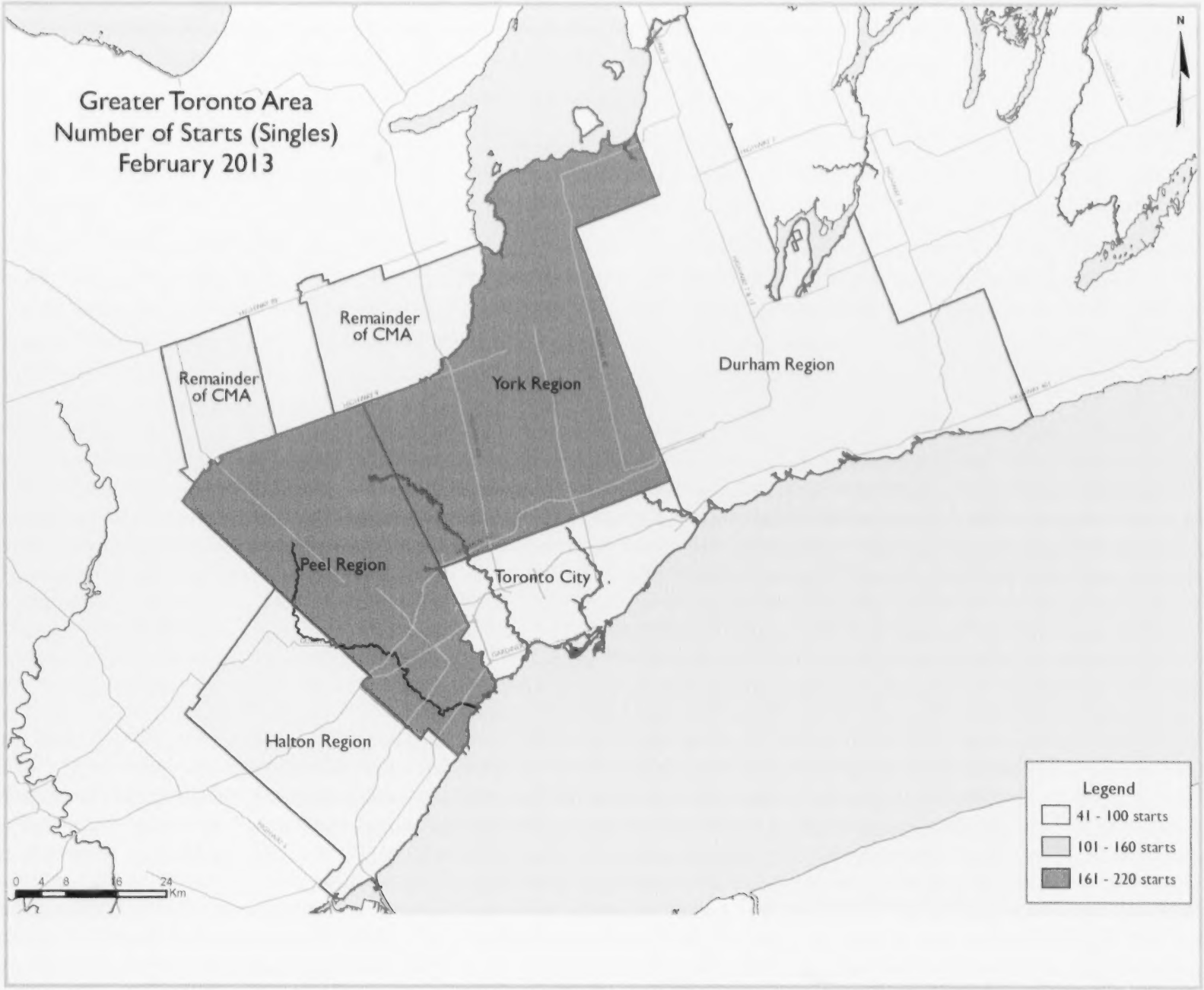
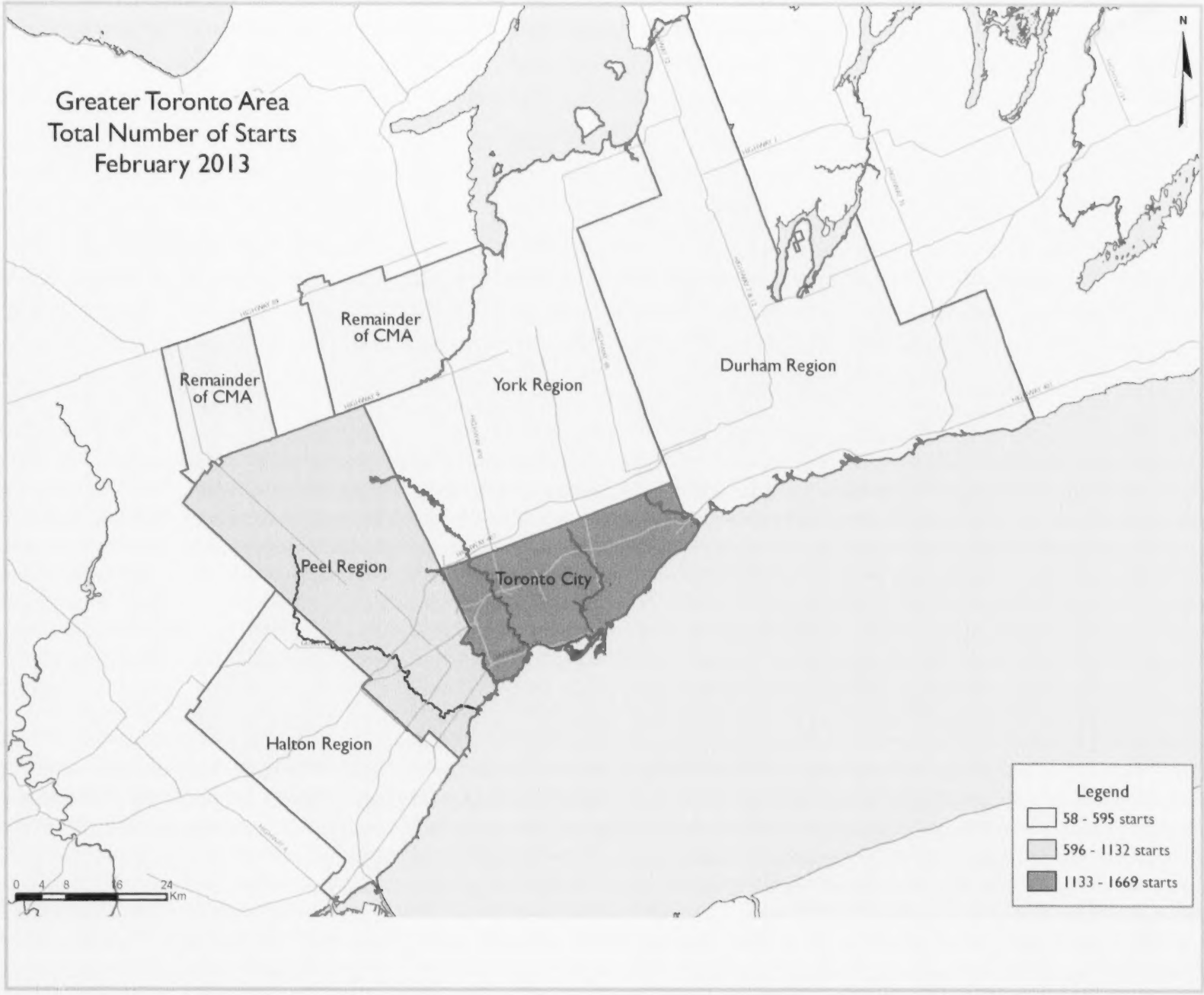
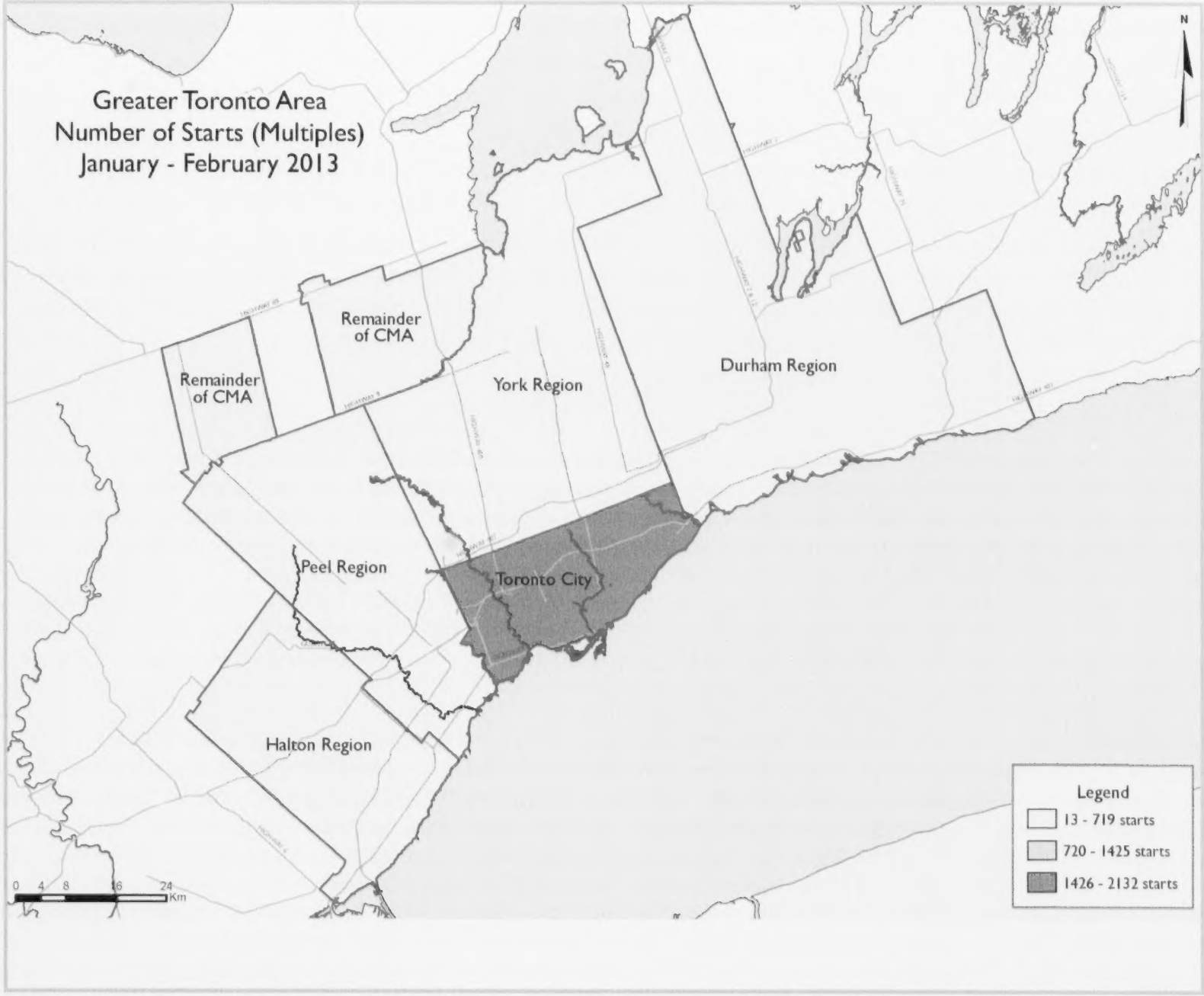
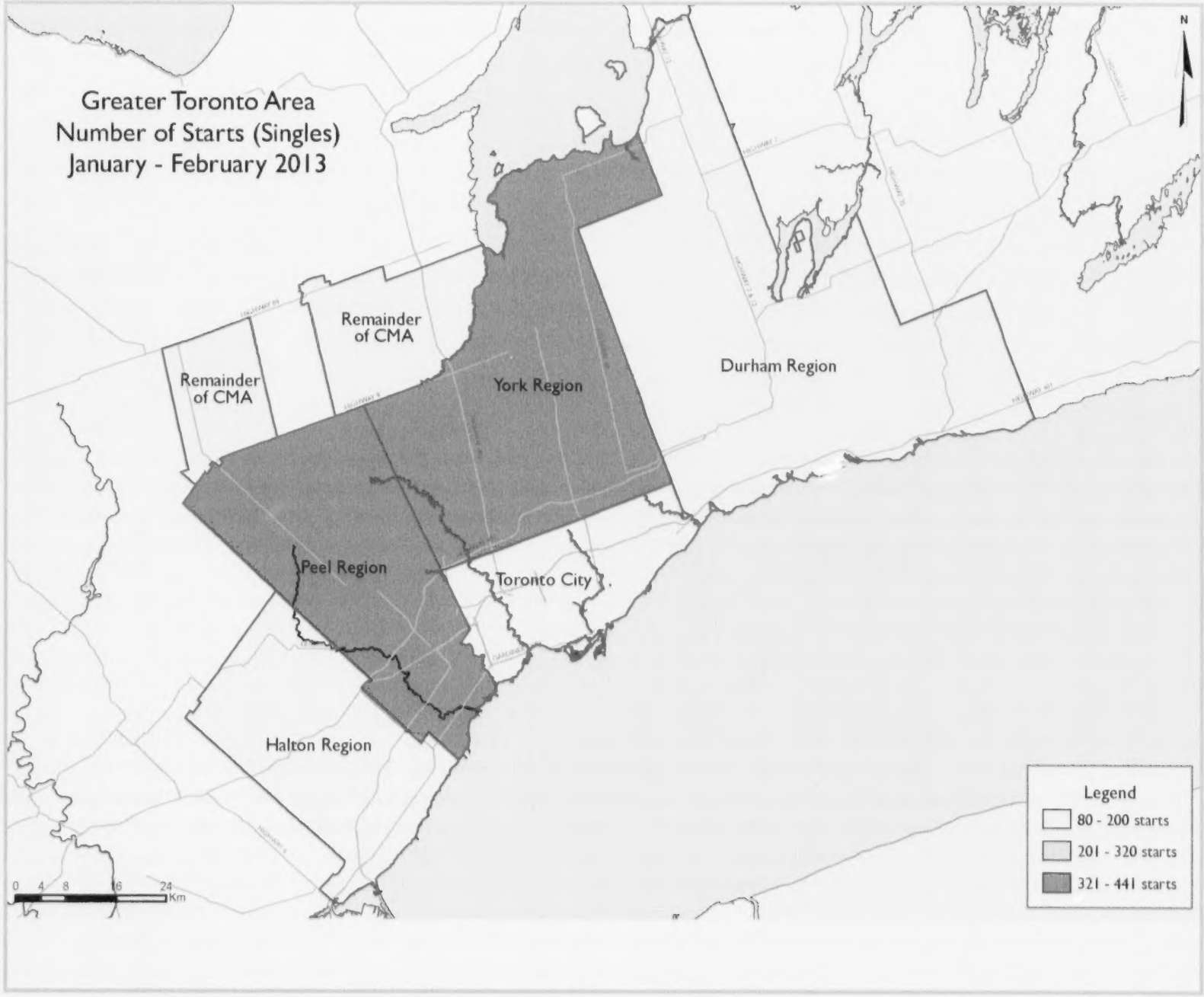
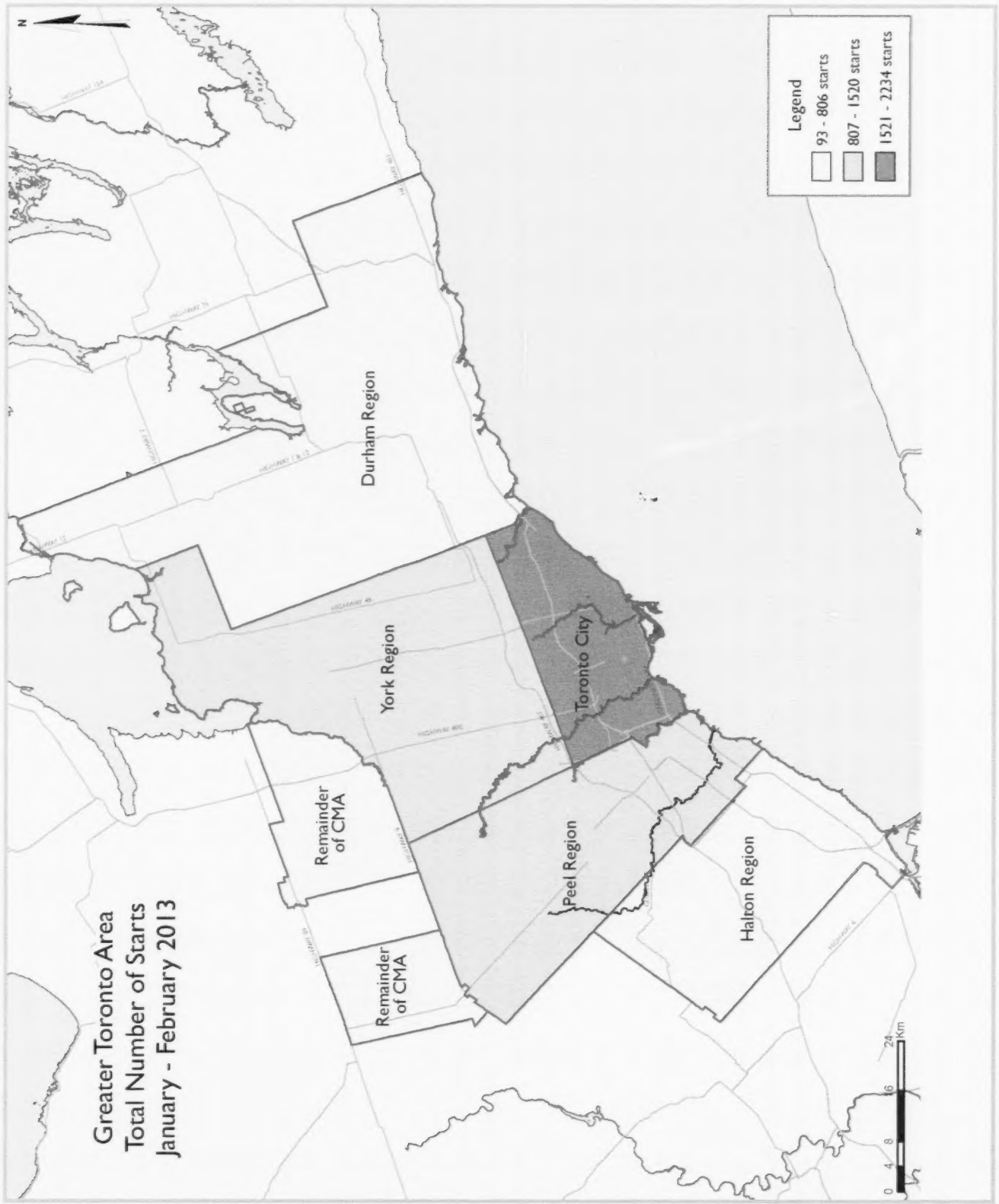
Greater Toronto Area
Number of Starts (Multiples)
February 2013
N
Legend
No starts
81 - 596 starts
597 - 1112 starts
1113 - 1628 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Singles)
February 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
41 - 100 starts
101 - 160 starts
161 - 220 starts


Greater Toronto Area
Total Number of Starts
February 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24
Km
Legend
58 - 595 starts
596 - 1132 starts
1133 - 1669 starts


Greater Toronto Area
Number of Starts (Multiples)
January - February 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
13 - 719 starts
720 - 1425 starts
1426 - 2132 starts


Greater Toronto Area
Number of Starts (Singles)
January - February 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
80 - 200 starts
201 - 320 starts
321 - 441 starts


Greater Toronto Area
Total Number of Starts
January - February 2013
Legend
93 - 806 starts
807 - 1520 starts
1521 - 2234 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2013	602	126	101	0	13	2,431	0	6	3,279
February 2012	561	330	259	0	41	999	14	95	2,299
% Change	7.3	-61.8	-61.0	n/a	-68.3	143.3	-100.0	-93.7	42.6
Year-to-date 2013	1,110	366	221	2	37	2,845	0	10	4,591
Year-to-date 2012	1,279	424	759	0	117	3,276	22	233	6,110
% Change	-13.2	-13.7	-70.9	n/a	-68.4	-13.2	-100.0	-95.7	-24.9
UNDER CONSTRUCTION									
February 2013	8,120	1,949	3,551	26	887	51,242	22	2,486	68,284
February 2012	8,286	1,730	3,387	22	1,097	35,925	34	2,818	53,299
% Change	-2.0	12.7	4.8	18.2	-19.1	42.6	-35.3	-11.8	28.1
COMPLETIONS									
February 2013	679	234	115	3	86	1,163	0	295	2,575
February 2012	784	148	174	2	44	496	0	223	1,871
% Change	-13.4	58.1	-33.9	50.0	95.5	134.5	n/a	32.3	37.6
Year-to-date 2013	1,442	410	532	9	181	2,106	0	476	5,156
Year-to-date 2012	1,824	398	612	2	78	1,602	4	988	5,508
% Change	-20.9	3.0	-13.1	**	132.1	31.5	-100.0	-51.8	-6.4
COMPLETED & NOT ABSORBED									
February 2013	149	19	87	0	8	1,009	n/a	n/a	1,272
February 2012	89	11	54	0	19	937	n/a	n/a	1,110
% Change	67.4	72.7	61.1	n/a	-57.9	7.7	n/a	n/a	14.6
ABSORBED									
February 2013	671	230	121	3	89	1 112	n/a	n/a	2,226
February 2012	799	146	188	2	46	521	n/a	n/a	1,702
% Change	-16.0	57.5	-35.6	50.0	93.5	113.4	n/a	n/a	30.8
Year-to-date 2013	1,428	409	516	9	184	2,006	n/a	n/a	4,552
Year-to-date 2012	1,826	412	619	2	69	1,513	n/a	n/a	4,441
% Change	-21.8	-0.7	-16.6	**	166.7	32.6	n/a	n/a	2.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2013	55	0	6	0	0	0	0	0	61
February 2012	45	0	0	0	0	112	0	139	296
% Change	22.2	n/a	n/a	n/a	n/a	-100.0	n/a	-100.0	-79.4
Year-to-date 2013	123	26	6	0	0	0	27	0	182
Year-to-date 2012	123	0	24	0	0	112	0	139	398
% Change	0.0	n/a	-75.0	n/a	n/a	-100.0	n/a	-100.0	-54.3
UNDER CONSTRUCTION									
February 2013	624	60	76	0	130	190	38	154	1,272
February 2012	730	0	170	0	95	148	25	187	1,355
% Change	-14.5	n/a	-55.3	n/a	36.8	28.4	52.0	-17.6	-6.1
COMPLETIONS									
February 2013	60	4	11	0	19	0	0	0	94
February 2012	84	0	16	0	0	0	14	0	114
% Change	-28.6	n/a	-31.3	n/a	n/a	n/a	-100.0	n/a	-17.5
Year-to-date 2013	139	10	20	0	27	0	0	0	196
Year-to-date 2012	181	0	57	0	13	0	21	2	274
% Change	-23.2	n/a	-64.9	n/a	107.7	n/a	-100.0	-100.0	-28.5
COMPLETED & NOT ABSORBED									
February 2013	8	0	0	0	0	9	n/a	n/a	17
February 2012	8	0	1	0	2	10	n/a	n/a	21
% Change	0.0	n/a	-100.0	n/a	-100.0	-10.0	n/a	n/a	-19.0
ABSORBED									
February 2013	61	4	11	0	21	0	n/a	n/a	97
February 2012	87	0	16	0	0	0	n/a	n/a	103
% Change	-29.9	n/a	-31.3	n/a	n/a	n/a	n/a	n/a	-5.8
Year-to-date 2013	140	10	20	0	29	0	n/a	n/a	199
Year-to-date 2012	188	0	57	0	14	0	n/a	n/a	259
% Change	-25.5	n/a	-64.9	n/a	107.1	n/a	n/a	n/a	-23.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2013	601	126	107	0	13	2,431	0	161	3,439
February 2012	573	330	271	0	41	1,249	14	234	2,712
% Change	4.9	-61.8	-60.5	n/a	-68.3	94.6	-100.0	-31.2	26.8
Year-to-date 2013	1,164	392	214	0	37	2,845	27	165	4,844
Year-to-date 2012	1,312	424	820	0	117	3,526	22	372	6,593
% Change	-11.3	-7.5	-73.9	n/a	-68.4	-19.3	22.7	-55.6	-26.5
UNDER CONSTRUCTION									
February 2013	8,539	1,961	3,550	10	1,051	51,738	60	2,795	69,705
February 2012	8,725	1,708	3,610	13	1,209	36,365	59	3,155	54,844
% Change	-2.1	14.8	-1.7	-23.1	-13.1	42.3	1.7	-11.4	27.1
COMPLETIONS									
February 2013	707	232	136	2	105	1,349	0	295	2,826
February 2012	847	138	190	1	44	496	14	223	1,953
% Change	-16.5	68.1	-28.4	100.0	138.6	172.0	-100.0	32.3	44.7
Year-to-date 2013	1,467	402	555	2	204	2,292	0	476	5,398
Year-to-date 2012	1,968	376	669	1	99	1,602	25	990	5,730
% Change	-25.5	6.9	-17.0	100.0	106.1	43.1	-100.0	-51.9	-5.8
COMPLETED & NOT ABSORBED									
February 2013	166	17	71	0	8	1,026	n/a	n/a	1,288
February 2012	104	11	55	0	24	972	n/a	n/a	1,166
% Change	59.6	54.5	29.1	n/a	-66.7	5.6	n/a	n/a	10.5
ABSORBED									
February 2013	698	228	142	2	110	1 290	n/a	n/a	2,470
February 2012	861	136	204	1	46	520	n/a	n/a	1,768
% Change	-18.9	67.6	-30.4	100.0	139.1	148.1	n/a	n/a	39.7
Year-to-date 2013	1,450	401	539	2	209	2,184	n/a	n/a	4,785
Year-to-date 2012	1,971	390	676	1	91	1,522	n/a	n/a	4,651
% Change	-26.4	2.8	-20.3	100.0	129.7	43.5	n/a	n/a	2.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
February 2013	41	2	0	0	0	1,626	0	0	1,669
February 2012	32	80	82	0	20	551	14	95	874
York Region									
February 2013	220	2	42	0	13	240	0	6	523
February 2012	164	48	136	0	0	127	0	0	475
Peel Region									
February 2013	201	74	0	0	0	463	0	0	738
February 2012	247	190	41	0	0	321	0	0	799
Halton Region									
February 2013	60	16	16	0	0	102	0	155	349
February 2012	62	0	12	0	0	138	0	0	212
Durham Region									
February 2013	79	32	49	0	0	0	0	0	160
February 2012	68	12	0	0	21	112	0	139	352
Toronto CMA									
February 2013	602	126	101	0	13	2,431	0	6	3,279
February 2012	561	330	259	0	41	999	14	95	2,299
Oshawa CMA									
February 2013	55	0	6	0	0	0	0	0	61
February 2012	45	0	0	0	0	112	0	139	296
Greater Toronto Area									
February 2013	601	126	107	0	13	2,431	0	161	3,439
February 2012	573	330	271	0	41	1,249	14	234	2,712

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket February 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
February 2013	1,289	152	576	0	228	41,136	14	1,987	45,382
February 2012	1,128	184	976	0	135	28,144	14	2,533	33,114
York Region									
February 2013	2,012	440	1,326	1	83	6,147	0	249	10,258
February 2012	2,496	278	879	3	314	3,993	12	85	8,060
Peel Region									
February 2013	3,367	1,073	761	9	166	3,027	8	250	8,662
February 2012	2,512	1,060	873	10	394	2,806	8	200	7,863
Halton Region									
February 2013	892	194	656	0	373	1,238	0	155	3,508
February 2012	1,377	110	491	0	198	1,039	0	150	3,365
Durham Region									
February 2013	979	102	231	0	201	190	38	154	1,895
February 2012	1,212	76	391	0	168	383	25	187	2,442
Toronto CMA									
February 2013	8,120	1,949	3,551	26	887	51,242	22	2,486	68,284
February 2012	8,286	1,730	3,387	22	1,097	35,925	34	2,818	53,299
Oshawa CMA									
February 2013	624	60	76	0	130	190	38	154	1,272
February 2012	730	0	170	0	95	148	25	187	1,355
Greater Toronto Area									
February 2013	8,539	1,961	3,550	10	1,051	51,738	60	2,795	69,705
February 2012	8,725	1,708	3,610	13	1,209	36,365	59	3,155	54,844

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
February 2013	86	72	6	0	0	756	0	295	1,215
February 2012	61	0	69	0	16	448	0	218	812
York Region									
February 2013	231	8	85	2	83	407	0	0	816
February 2012	341	42	68	1	0	0	0	5	457
Peel Region									
February 2013	200	136	19	0	0	0	0	0	355
February 2012	223	68	0	0	13	0	0	0	304
Halton Region									
February 2013	77	0	10	0	0	186	0	0	273
February 2012	98	20	37	0	15	48	0	0	218
Durham Region									
February 2013	113	16	16	0	22	0	0	0	167
February 2012	124	8	16	0	0	0	14	0	162
Toronto CMA									
February 2013	679	234	115	3	86	1,163	0	295	2,575
February 2012	784	148	174	2	44	496	0	223	1,871
Oshawa CMA									
February 2013	60	4	11	0	19	0	0	0	94
February 2012	84	0	16	0	0	0	14	0	114
Greater Toronto Area									
February 2013	707	232	136	2	105	1,349	0	295	2,826
February 2012	847	138	190	1	44	496	14	223	1,953

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
February 2013	76	9	39	0	6	864	n/a	n/a	994
February 2012	42	3	35	0	8	752	n/a	n/a	840
York Region									
February 2013	16	2	6	0	0	38	n/a	n/a	62
February 2012	12	4	11	0	9	111	n/a	n/a	147
Peel Region									
February 2013	20	6	19	0	2	74	n/a	n/a	121
February 2012	25	4	0	0	2	74	n/a	n/a	105
Halton Region									
February 2013	23	0	0	0	0	32	n/a	n/a	55
February 2012	13	0	2	0	3	25	n/a	n/a	43
Durham Region									
February 2013	31	0	7	0	0	18	n/a	n/a	56
February 2012	12	0	7	0	2	10	n/a	n/a	31
Toronto CMA									
February 2013	149	19	87	0	8	1,009	n/a	n/a	1,272
February 2012	89	11	54	0	19	937	n/a	n/a	1,110
Oshawa CMA									
February 2013	8	0	0	0	0	9	n/a	n/a	17
February 2012	8	0	1	0	2	10	n/a	n/a	21
Greater Toronto Area									
February 2013	166	17	71	0	8	1,026	n/a	n/a	1,288
February 2012	104	11	55	0	24	972	n/a	n/a	1,166

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
February 2013	81	70	4	0	0	718	n/a	n/a	873
February 2012	68	2	81	0	16	472	n/a	n/a	639
York Region									
February 2013	230	8	84	2	83	394	n/a	n/a	801
February 2012	344	38	70	1	2	0	n/a	n/a	455
Peel Region									
February 2013	203	134	28	0	0	0	n/a	n/a	365
February 2012	224	68	0	0	13	0	n/a	n/a	305
Halton Region									
February 2013	80	0	10	0	0	178	n/a	n/a	268
February 2012	97	20	37	0	15	48	n/a	n/a	217
Durham Region									
February 2013	104	16	16	0	27	0	n/a	n/a	163
February 2012	128	8	16	0	0	0	n/a	n/a	152
Toronto CMA									
February 2013	671	230	121	3	89	1,112	n/a	n/a	2,226
February 2012	799	146	188	2	46	521	n/a	n/a	1,702
Oshawa CMA									
February 2013	61	4	11	0	21	0	n/a	n/a	97
February 2012	87	0	16	0	0	0	n/a	n/a	103
Greater Toronto Area									
February 2013	698	228	142	2	110	1,290	n/a	n/a	2,470
February 2012	861	136	204	1	46	520	n/a	n/a	1,768

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	% Change
Toronto City	41	32	2	80	0	116	1,626	646	1,669	874	91.0
Toronto	13	5	2	6	0	10	1,606	555	1,621	576	181.4
East York	4	5	0	0	0	0	0	0	4	5	-20.0
Etobicoke	6	5	0	62	0	0	20	0	26	67	-61.2
North York	11	11	0	10	0	68	0	91	11	180	-93.9
Scarborough	6	6	0	0	0	38	0	0	6	44	-86.4
York	1	0	0	2	0	0	0	0	1	2	-50.0
York Region	220	164	2	48	55	136	246	127	523	475	10.1
Aurora	1	9	0	0	0	0	0	0	1	9	-88.9
East Gwillimbury	0	28	0	0	0	0	0	0	0	28	-100.0
Georgina Township	18	10	0	0	11	0	0	0	29	10	190.0
King Township	16	29	0	0	7	28	0	127	23	184	-87.5
Markham	54	23	2	46	24	96	0	0	80	165	-51.5
Newmarket	41	19	0	0	0	0	0	0	41	19	115.8
Richmond Hill	19	21	0	2	0	12	6	0	25	35	-28.6
Vaughan	44	20	0	0	13	0	240	0	297	20	**
Whitchurch-Stouffville	27	5	0	0	0	0	0	0	27	5	**
Peel Region	201	247	74	190	0	41	463	321	738	799	-7.6
Brampton	150	200	26	186	0	41	0	0	176	427	-58.8
Caledon	32	36	14	0	0	0	0	0	46	36	27.8
Mississauga	19	11	34	4	0	0	463	321	516	336	53.6
Halton Region	60	62	16	0	16	12	257	138	349	212	64.6
Burlington	2	13	0	0	0	12	155	138	157	163	-3.7
Halton Hills	3	6	0	0	0	0	0	0	3	6	-50.0
Milton	51	42	0	0	0	0	0	0	51	42	21.4
Oakville	4	1	16	0	16	0	102	0	138	1	**
Durham Region	79	68	32	12	49	21	0	251	160	352	-54.5
Ajax	5	17	10	12	16	21	0	0	31	50	-38.0
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	34	16	0	0	6	0	0	40	40	56	-28.6
Oshawa	14	6	0	0	0	0	0	0	14	6	133.3
Pickering	19	5	22	0	27	0	0	0	68	5	**
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	0	0	0	0	0	0	0	0	0	0	n/a
Whitby	7	23	0	0	0	0	0	211	7	234	-97.0
Remainder of Toronto CMA	58	47	0	0	0	0	0	0	58	47	23.4
Bradford West Gwillimbury	40	13	0	0	0	0	0	0	40	13	**
Town of Mono	0	0	0	0	0	0	0	0	0	0	n/a
New Tecumseth	11	34	0	0	0	0	0	0	11	34	-67.6
Orangeville	7	0	0	0	0	0	0	0	7	0	n/a
Toronto CMA	602	561	126	330	114	314	2,437	1,094	3,279	2,299	42.6
Oshawa CMA	55	45	0	0	6	0	0	251	61	296	-79.4
Greater Toronto Area (GTA)	601	573	126	330	120	326	2,592	1,483	3,439	2,712	26.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Toronto City	102	114	54	82	36	216	2,042	1,917	2,234	2,329	-4.1
Toronto	21	13	6	6	12	10	1,892	1,348	1,931	1,377	40.2
East York	12	10	0	0	0	0	0	0	12	10	20.0
Etobicoke	11	15	0	62	0	68	130	0	141	145	-2.8
North York	47	27	48	10	19	100	0	569	114	706	-83.9
Scarborough	9	48	0	2	5	38	20	0	34	88	-61.4
York	2	1	0	2	0	0	0	0	2	3	-33.3
York Region	441	410	40	66	141	348	248	1,235	870	2,059	-57.7
Aurora	1	19	0	0	0	0	0	0	1	19	-94.7
East Gwillimbury	3	28	0	0	0	0	0	0	3	28	-89.3
Georgina Township	34	22	0	0	11	0	0	0	45	22	104.5
King Township	36	51	0	0	11	28	0	127	47	206	-77.2
Markham	106	62	18	64	106	231	2	1,108	232	1,465	-84.2
Newmarket	102	78	22	0	0	60	0	0	124	138	-10.1
Richmond Hill	31	73	0	2	0	12	6	0	37	87	-57.5
Vaughan	62	53	0	0	13	9	240	0	315	62	**
Whitchurch-Stouffville	66	24	0	0	0	8	0	0	66	32	106.3
Peel Region	376	451	224	256	4	192	463	321	1,067	1,220	-12.5
Brampton	289	366	150	250	4	169	0	0	443	785	-43.6
Caledon	50	67	24	2	0	23	0	0	74	92	-19.6
Mississauga	37	18	50	4	0	0	463	321	550	343	60.3
Halton Region	88	157	16	0	21	142	257	174	382	473	-19.2
Burlington	7	35	0	0	0	40	155	138	162	213	-23.9
Halton Hills	5	11	0	0	0	0	0	0	5	11	-54.5
Milton	68	82	0	0	0	102	0	0	68	184	-63.0
Oakville	8	29	16	0	21	0	102	36	147	65	126.2
Durham Region	157	180	58	20	76	61	0	251	291	512	-43.2
Ajax	11	46	10	20	16	37	0	0	37	103	-64.1
Brock	2	0	0	0	0	0	0	0	2	0	n/a
Clarington	41	72	2	0	33	6	0	40	76	118	-35.6
Oshawa	65	22	24	0	0	0	0	0	89	22	**
Pickering	20	10	22	0	27	0	0	0	69	10	**
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	1	0	0	0	0	0	0	0	1	0	n/a
Whitby	17	29	0	0	0	18	0	211	17	258	-93.4
Remainder of Toronto CMA	80	126	0	0	13	3	0	0	93	129	-27.9
Bradford West Gwillimbury	49	62	0	0	13	0	0	0	62	62	0.0
Town of Mono	4	4	0	0	0	0	0	0	4	4	0.0
New Tecumseth	16	54	0	0	0	0	0	0	16	54	-70.4
Orangeville	11	6	0	0	0	3	0	0	11	9	22.2
Toronto CMA	1,112	1,279	366	424	258	898	2,855	3,509	4,591	6,110	-24.9
Oshawa CMA	123	123	26	0	33	24	0	251	182	398	-54.3
Greater Toronto Area (GTA)	1,164	1,312	392	424	278	959	3,010	3,898	4,844	6,593	-26.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012
Toronto City	0	102	0	14	1,626	551	0	95
Toronto	0	10	0	0	1,606	551	0	4
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	20	0	0	0
North York	0	54	0	14	0	0	0	91
Scarborough	0	38	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	55	136	0	0	240	127	6	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	11	0	0	0	0	0	0	0
King Township	7	28	0	0	0	127	0	0
Markham	24	96	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	12	0	0	0	0	6	0
Vaughan	13	0	0	0	240	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	0	41	0	0	463	321	0	0
Brampton	0	41	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	463	321	0	0
Halton Region	16	12	0	0	102	138	155	0
Burlington	0	12	0	0	0	138	155	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	0	0	0	0	0	0	0
Oakville	16	0	0	0	102	0	0	0
Durham Region	49	21	0	0	0	112	0	139
Ajax	16	21	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	0	0	0	0	40	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	27	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	72	0	139
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	114	300	0	14	2,431	999	6	95
Oshawa CMA	6	0	0	0	0	112	0	139
Greater Toronto Area (GTA)	120	312	0	14	2,431	1,249	161	234

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	36	202	0	14	2,040	1,684	2	233
Toronto	12	10	0	0	1,890	1,206	2	142
East York	0	0	0	0	0	0	0	0
Etobicoke	0	68	0	0	130	0	0	0
North York	19	86	0	14	0	478	0	91
Scarborough	5	38	0	0	20	0	0	0
York	0	0	0	0	0	0	0	0
York Region	141	340	0	8	240	1,235	8	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	11	0	0	0	0	0	0	0
King Township	11	28	0	0	0	127	0	0
Markham	106	231	0	0	0	1,108	2	0
Newmarket	0	60	0	0	0	0	0	0
Richmond Hill	0	12	0	0	0	0	6	0
Vaughan	13	9	0	0	240	0	0	0
Whitchurch-Stouffville	0	0	0	8	0	0	0	0
Peel Region	4	192	0	0	463	321	0	0
Brampton	4	169	0	0	0	0	0	0
Caledon	0	23	0	0	0	0	0	0
Mississauga	0	0	0	0	463	321	0	0
Halton Region	21	142	0	0	102	174	155	0
Burlington	0	40	0	0	0	138	155	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	102	0	0	0	0	0	0
Oakville	21	0	0	0	102	36	0	0
Durham Region	49	61	27	0	0	112	0	139
Ajax	16	37	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	6	27	0	0	40	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	27	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	18	0	0	0	72	0	139
Remainder of Toronto CMA	13	3	0	0	0	0	0	0
Bradford West Gwillimbury	13	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	3	0	0	0	0	0	0
Toronto CMA	258	876	0	22	2,845	3,276	10	233
Oshawa CMA	6	24	27	0	0	112	0	139
Greater Toronto Area (GTA)	251	937	27	22	2,845	3,526	165	372

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012
Toronto City	43	194	1,626	571	0	109	1,669	874
Toronto	15	21	1,606	551	0	4	1,621	576
East York	4	5	0	0	0	0	4	5
Etobicoke	6	67	20	0	0	0	26	67
North York	11	55	0	20	0	105	11	180
Scarborough	6	44	0	0	0	0	6	44
York	1	2	0	0	0	0	1	2
York Region	264	348	253	127	6	0	523	475
Aurora	1	9	0	0	0	0	1	9
East Gwillimbury	0	28	0	0	0	0	0	28
Georgina Township	29	10	0	0	0	0	29	10
King Township	23	57	0	127	0	0	23	184
Markham	80	165	0	0	0	0	80	165
Newmarket	41	19	0	0	0	0	41	19
Richmond Hill	19	35	0	0	6	0	25	35
Vaughan	44	20	253	0	0	0	297	20
Whitchurch-Stouffville	27	5	0	0	0	0	27	5
Peel Region	275	478	463	321	0	0	738	799
Brampton	176	427	0	0	0	0	176	427
Caledon	46	36	0	0	0	0	46	36
Mississauga	53	15	463	321	0	0	516	336
Halton Region	92	74	102	138	155	0	349	212
Burlington	2	25	0	138	155	0	157	163
Halton Hills	3	6	0	0	0	0	3	6
Milton	51	42	0	0	0	0	51	42
Oakville	36	1	102	0	0	0	138	1
Durham Region	160	80	0	133	0	139	160	352
Ajax	31	29	0	21	0	0	31	50
Brock	0	0	0	0	0	0	0	0
Clarington	40	16	0	40	0	0	40	56
Oshawa	14	6	0	0	0	0	14	6
Pickering	68	5	0	0	0	0	68	5
Scugog	0	1	0	0	0	0	0	1
Uxbridge	0	0	0	0	0	0	0	0
Whitby	7	23	0	72	0	139	7	234
Remainder of Toronto CMA	58	47	0	0	0	0	58	47
Bradford West Gwillimbury	40	13	0	0	0	0	40	13
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	11	34	0	0	0	0	11	34
Orangeville	7	0	0	0	0	0	7	0
Toronto CMA	829	1,150	2,444	1,040	6	109	3,279	2,299
Oshawa CMA	61	45	0	112	0	139	61	296
Greater Toronto Area (GTA)	834	1,174	2,444	1,290	161	248	3,439	2,712

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - February 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	173	310	2,059	1,772	2	247	2,234	2,329
Toronto	39	29	1,890	1,206	2	142	1,931	1,377
East York	12	10	0	0	0	0	12	10
Etobicoke	11	77	130	68	0	0	141	145
North York	95	103	19	498	0	105	114	706
Scarborough	14	88	20	0	0	0	34	88
York	2	3	0	0	0	0	2	3
York Region	609	816	253	1,235	8	8	870	2,059
Aurora	1	19	0	0	0	0	1	19
East Gwillimbury	3	28	0	0	0	0	3	28
Georgina Township	45	22	0	0	0	0	45	22
King Township	47	79	0	127	0	0	47	206
Markham	230	357	0	1,108	2	0	232	1,465
Newmarket	124	138	0	0	0	0	124	138
Richmond Hill	31	87	0	0	6	0	37	87
Vaughan	62	62	253	0	0	0	315	62
Whitchurch-Stouffville	66	24	0	0	0	8	66	32
Peel Region	604	899	463	321	0	0	1,067	1,220
Brampton	443	785	0	0	0	0	443	785
Caledon	74	92	0	0	0	0	74	92
Mississauga	87	22	463	321	0	0	550	343
Halton Region	120	299	107	174	155	0	382	473
Burlington	7	75	0	138	155	0	162	213
Halton Hills	5	11	0	0	0	0	5	11
Milton	68	184	0	0	0	0	68	184
Oakville	40	29	107	36	0	0	147	65
Durham Region	264	232	0	141	27	139	291	512
Ajax	37	74	0	29	0	0	37	103
Brock	2	0	0	0	0	0	2	0
Clarington	49	78	0	40	27	0	76	118
Oshawa	89	22	0	0	0	0	89	22
Pickering	69	10	0	0	0	0	69	10
Scugog	0	1	0	0	0	0	0	1
Uxbridge	1	0	0	0	0	0	1	0
Whitby	17	47	0	72	0	139	17	258
Remainder of Toronto CMA	91	129	2	0	0	0	93	129
Bradford West Gwillimbury	62	62	0	0	0	0	62	62
Town of Mono	2	4	2	0	0	0	4	4
New Tecumseth	16	54	0	0	0	0	16	54
Orangeville	11	9	0	0	0	0	11	9
Toronto CMA	1,697	2,462	2,884	3,393	10	255	4,591	6,110
Oshawa CMA	155	147	0	112	27	139	182	398
Greater Toronto Area (GTA)	1,770	2,556	2,882	3,643	192	394	4,844	6,593

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	% Change
Toronto City	86	61	72	0	6	85	1,051	666	1,215	812	49.6
Toronto	13	13	2	0	0	9	1,051	436	1,066	458	132.8
East York	7	4	0	0	0	0	0	0	7	4	75.0
Etobicoke	27	8	66	0	0	5	0	218	93	231	-59.7
North York	30	33	0	0	6	36	0	0	36	69	-47.8
Scarborough	5	2	0	0	0	35	0	12	5	49	-89.8
York	4	1	4	0	0	0	0	0	8	1	**
York Region	233	342	8	42	168	68	407	5	816	457	78.6
Aurora	10	4	0	0	0	0	0	0	10	4	150.0
East Gwillimbury	7	1	2	0	6	4	0	0	15	5	200.0
Georgina Township	6	7	0	0	0	0	0	0	6	7	-14.3
King Township	6	2	0	0	0	0	0	0	6	2	200.0
Markham	52	156	4	40	23	47	0	1	79	244	-67.6
Newmarket	16	7	0	0	0	0	0	4	16	11	45.5
Richmond Hill	14	33	0	2	21	0	289	0	324	35	**
Vaughan	81	78	2	0	118	17	118	0	319	95	**
Whitchurch-Stouffville	41	54	0	0	0	0	0	0	41	54	-24.1
Peel Region	200	223	136	68	19	13	0	0	355	304	16.8
Brampton	146	177	134	16	0	0	0	0	280	193	45.1
Caledon	47	9	2	0	19	0	0	0	68	9	**
Mississauga	7	37	0	52	0	13	0	0	7	102	-93.1
Halton Region	77	98	0	20	10	52	186	48	273	218	25.2
Burlington	4	32	0	0	10	0	186	0	200	32	**
Halton Hills	2	5	0	0	0	0	0	0	2	5	-60.0
Milton	65	35	0	20	0	27	0	48	65	130	-50.0
Oakville	6	26	0	0	0	25	0	0	6	51	-88.2
Durham Region	113	124	16	8	38	30	0	0	167	162	3.1
Ajax	27	21	12	8	3	0	0	0	42	29	44.8
Brock	2	0	0	0	0	0	0	0	2	0	n/a
Clarington	25	33	0	0	6	0	0	0	31	33	-6.1
Oshawa	21	16	4	0	7	14	0	0	32	30	6.7
Pickering	16	12	0	0	5	0	0	0	21	12	75.0
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	8	6	0	0	0	0	0	0	8	6	33.3
Whitby	14	35	0	0	17	16	0	0	31	51	-39.2
Remainder of Toronto CMA	39	55	6	10	0	0	0	0	45	65	-30.8
Bradford West Gwillimbury	29	37	6	8	0	0	0	0	35	45	-22.2
Town of Mono	1	1	0	0	0	0	0	0	1	1	0.0
New Tecumseth	3	17	0	2	0	0	0	0	3	19	-84.2
Orangeville	6	0	0	0	0	0	0	0	6	0	n/a
Toronto CMA	682	786	234	148	201	218	1,458	719	2,575	1,871	37.6
Oshawa CMA	60	84	4	0	30	30	0	0	94	114	-17.5
Greater Toronto Area (GTA)	709	848	232	138	241	248	1,644	719	2,826	1,953	44.7

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Toronto City	159	150	86	148	161	293	2,083	2,306	2,489	2,897	-14.1
Toronto	31	21	2	0	12	18	1,600	1,873	1,645	1,912	-14.0
East York	14	9	0	0	0	0	0	0	14	9	55.6
Etobicoke	38	18	68	2	0	5	483	218	589	243	142.4
North York	58	96	10	144	149	226	0	203	217	669	-67.6
Scarborough	10	3	0	2	0	44	0	12	10	61	-83.6
York	8	3	6	0	0	0	0	0	14	3	**
York Region	528	815	70	80	318	242	407	7	1,323	1,144	15.6
Aurora	16	8	0	0	0	0	0	0	16	8	100.0
East Gwillimbury	9	8	4	4	6	4	0	0	19	16	18.8
Georgina Township	21	26	0	0	0	0	0	0	21	26	-19.2
King Township	28	8	0	0	6	0	0	0	34	8	**
Markham	129	406	58	64	69	135	0	3	256	608	-57.9
Newmarket	19	26	0	4	34	0	0	4	53	34	55.9
Richmond Hill	36	72	0	2	49	25	289	0	374	99	**
Vaughan	142	160	8	6	147	33	118	0	415	199	108.5
Whitchurch-Stouffville	128	101	0	0	7	45	0	0	135	146	-7.5
Peel Region	420	493	202	98	86	19	0	0	708	610	16.1
Brampton	291	414	198	24	0	0	0	0	489	438	11.6
Caledon	90	34	2	0	58	6	0	0	150	40	**
Mississauga	39	45	2	74	28	13	0	0	69	132	-47.7
Halton Region	129	178	22	22	139	100	278	288	568	588	-3.4
Burlington	8	67	0	0	10	8	186	0	204	75	172.0
Halton Hills	2	12	0	0	0	0	0	0	2	12	-83.3
Milton	101	35	22	22	78	67	50	288	251	412	-39.1
Oakville	18	64	0	0	51	25	42	0	111	89	24.7
Durham Region	233	333	22	28	55	128	0	2	310	491	-36.9
Ajax	44	75	12	28	3	25	0	0	59	128	-53.9
Brock	4	0	0	0	0	0	0	0	4	0	n/a
Clarington	56	63	0	0	6	18	0	0	62	81	-23.5
Oshawa	55	39	10	0	7	28	0	2	72	69	4.3
Pickering	34	67	0	0	5	12	0	0	39	79	-50.6
Scugog	2	1	0	0	0	0	0	0	2	1	100.0
Uxbridge	10	9	0	0	0	0	0	0	10	9	11.1
Whitby	28	79	0	0	34	45	0	0	62	124	-50.0
Remainder of Toronto CMA	135	106	22	22	7	0	0	0	164	128	28.1
Bradford West Gwillimbury	74	61	16	20	0	0	0	0	90	81	11.1
Town of Mono	5	1	0	0	0	0	0	0	5	1	**
New Tecumseth	40	44	6	2	0	0	0	0	46	46	0.0
Orangeville	16	0	0	0	7	0	0	0	23	0	n/a
Toronto CMA	1,451	1,826	414	398	709	683	2,582	2,601	5,156	5,508	-6.4
Oshawa CMA	139	181	10	0	47	91	0	2	196	274	-28.5
Greater Toronto Area (GTA)	1,469	1,969	402	376	759	782	2,768	2,603	5,398	5,730	-5.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012
Toronto City	6	85	0	0	756	448	295	218
Toronto	0	9	0	0	756	436	295	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	5	0	0	0	0	0	218
North York	6	36	0	0	0	0	0	0
Scarborough	0	35	0	0	0	12	0	0
York	0	0	0	0	0	0	0	0
York Region	168	68	0	0	407	0	0	5
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	6	4	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	23	47	0	0	0	0	0	1
Newmarket	0	0	0	0	0	0	0	4
Richmond Hill	21	0	0	0	289	0	0	0
Vaughan	118	17	0	0	118	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	19	13	0	0	0	0	0	0
Brampton	0	0	0	0	0	0	0	0
Caledon	19	0	0	0	0	0	0	0
Mississauga	0	13	0	0	0	0	0	0
Halton Region	10	52	0	0	186	48	0	0
Burlington	10	0	0	0	186	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	27	0	0	0	48	0	0
Oakville	0	25	0	0	0	0	0	0
Durham Region	38	16	0	14	0	0	0	0
Ajax	3	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	0	0	0	0	0	0	0
Oshawa	7	0	0	14	0	0	0	0
Pickering	5	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	17	16	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	201	218	0	0	1,163	496	295	223
Oshawa CMA	30	16	0	14	0	0	0	0
Greater Toronto Area (GTA)	241	234	0	14	1,349	496	295	223

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	161	293	0	0	1,609	1,405	474	901
Toronto	12	18	0	0	1,126	1,190	474	683
East York	0	0	0	0	0	0	0	0
Etobicoke	0	5	0	0	483	0	0	218
North York	149	226	0	0	0	203	0	0
Scarborough	0	44	0	0	0	12	0	0
York	0	0	0	0	0	0	0	0
York Region	318	238	0	4	407	0	0	7
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	6	4	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	6	0	0	0	0	0	0	0
Markham	69	135	0	0	0	0	0	3
Newmarket	34	0	0	0	0	0	0	4
Richmond Hill	49	25	0	0	289	0	0	0
Vaughan	147	33	0	0	118	0	0	0
Whitchurch-Stouffville	7	41	0	4	0	0	0	0
Peel Region	86	19	0	0	0	0	0	0
Brampton	0	0	0	0	0	0	0	0
Caledon	58	6	0	0	0	0	0	0
Mississauga	28	13	0	0	0	0	0	0
Halton Region	139	100	0	0	276	208	2	80
Burlington	10	8	0	0	186	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	78	67	0	0	48	208	2	80
Oakville	51	25	0	0	42	0	0	0
Durham Region	55	107	0	21	0	0	0	2
Ajax	3	25	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	18	0	0	0	0	0	0
Oshawa	7	7	0	21	0	0	0	2
Pickering	5	12	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	34	45	0	0	0	0	0	0
Remainder of Toronto CMA	7	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	7	0	0	0	0	0	0	0
Toronto CMA	709	679	0	4	2,106	1,613	476	988
Oshawa CMA	47	70	0	21	0	0	0	2
Greater Toronto Area (GTA)	759	757	0	25	2,292	1,613	476	990

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012
Toronto City	164	130	756	464	295	218	1,215	812
Toronto	15	22	756	436	295	0	1,066	458
East York	7	4	0	0	0	0	7	4
Etobicoke	93	13	0	0	0	218	93	231
North York	36	69	0	0	0	0	36	69
Scarborough	5	21	0	28	0	0	5	49
York	8	1	0	0	0	0	8	1
York Region	324	451	492	1	0	5	816	457
Aurora	8	3	2	1	0	0	10	4
East Gwillimbury	15	5	0	0	0	0	15	5
Georgina Township	6	7	0	0	0	0	6	7
King Township	6	2	0	0	0	0	6	2
Markham	79	243	0	0	0	1	79	244
Newmarket	16	7	0	0	0	4	16	11
Richmond Hill	35	35	289	0	0	0	324	35
Vaughan	118	95	201	0	0	0	319	95
Whitchurch-Stouffville	41	54	0	0	0	0	41	54
Peel Region	355	291	0	13	0	0	355	304
Brampton	280	193	0	0	0	0	280	193
Caledon	68	9	0	0	0	0	68	9
Mississauga	7	89	0	13	0	0	7	102
Halton Region	87	155	186	63	0	0	273	218
Burlington	14	32	186	0	0	0	200	32
Halton Hills	2	5	0	0	0	0	2	5
Milton	65	82	0	48	0	0	65	130
Oakville	6	36	0	15	0	0	6	51
Durham Region	145	148	22	0	0	14	167	162
Ajax	39	29	3	0	0	0	42	29
Brock	2	0	0	0	0	0	2	0
Clarington	31	33	0	0	0	0	31	33
Oshawa	25	16	7	0	0	14	32	30
Pickering	21	12	0	0	0	0	21	12
Scugog	0	1	0	0	0	0	0	1
Uxbridge	8	6	0	0	0	0	8	6
Whitby	19	51	12	0	0	0	31	51
Remainder of Toronto CMA	44	64	1	1	0	0	45	65
Bradford West Gwillimbury	35	45	0	0	0	0	35	45
Town of Mono	0	0	1	1	0	0	1	1
New Tecumseth	3	19	0	0	0	0	3	19
Orangeville	6	0	0	0	0	0	6	0
Toronto CMA	1,028	1,106	1,252	542	295	223	2,575	1,871
Oshawa CMA	75	100	19	0	0	14	94	114
Greater Toronto Area (GTA)	1,075	1,175	1,456	541	295	237	2,826	1,953

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - February 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	406	565	1,609	1,431	474	901	2,489	2,897
Toronto	45	39	1,126	1,190	474	683	1,645	1,912
East York	14	9	0	0	0	0	14	9
Etobicoke	106	25	483	0	0	218	589	243
North York	217	465	0	204	0	0	217	669
Scarborough	10	24	0	37	0	0	10	61
York	14	3	0	0	0	0	14	3
York Region	819	1,119	504	14	0	11	1,323	1,144
Aurora	14	7	2	1	0	0	16	8
East Gwillimbury	19	16	0	0	0	0	19	16
Georgina Township	21	26	0	0	0	0	21	26
King Township	34	8	0	0	0	0	34	8
Markham	256	605	0	0	0	3	256	608
Newmarket	53	30	0	0	0	4	53	34
Richmond Hill	73	86	301	13	0	0	374	99
Vaughan	214	199	201	0	0	0	415	199
Whitchurch-Stouffville	135	142	0	0	0	4	135	146
Peel Region	680	597	28	13	0	0	708	610
Brampton	489	438	0	0	0	0	489	438
Caledon	150	40	0	0	0	0	150	40
Mississauga	41	119	28	13	0	0	69	132
Halton Region	239	277	327	231	2	80	568	588
Burlington	18	67	186	8	0	0	204	75
Halton Hills	2	12	0	0	0	0	2	12
Milton	201	124	48	208	2	80	251	412
Oakville	18	74	93	15	0	0	111	89
Durham Region	280	455	30	13	0	23	310	491
Ajax	56	128	3	0	0	0	59	128
Brock	4	0	0	0	0	0	4	0
Clarington	62	75	0	6	0	0	62	81
Oshawa	65	39	7	7	0	23	72	69
Pickering	39	79	0	0	0	0	39	79
Scugog	2	1	0	0	0	0	2	1
Uxbridge	10	9	0	0	0	0	10	9
Whitby	42	124	20	0	0	0	62	124
Remainder of Toronto CMA	153	127	11	1	0	0	164	128
Bradford West Gwillimbury	90	81	0	0	0	0	90	81
Town of Mono	2	0	3	1	0	0	5	1
New Tecumseth	38	46	8	0	0	0	46	46
Orangeville	23	0	0	0	0	0	23	0
Toronto CMA	2,384	2,834	2,296	1,682	476	992	5,156	5,508
Oshawa CMA	169	238	27	13	0	23	196	274
Greater Toronto Area (GTA)	2,424	3,013	2,498	1,702	476	1,015	5,398	5,730

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
February 2013	0	0.0	1	1.3	0	0.0	9	11.4	69	87.3	79	1,087,900	1,283,373
February 2012	1	1.5	0	0.0	3	4.4	1	1.5	63	92.6	68	1,345,470	1,402,144
Year-to-date 2013	0	0.0	1	0.7	1	0.7	17	12.1	122	86.5	141	1,211,000	1,475,128
Year-to-date 2012	4	2.5	23	14.4	10	6.3	14	8.8	109	68.1	160	1,120,745	1,157,363
Toronto													
February 2013	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	975,000	1,289,231
February 2012	0	0.0	0	0.0	1	7.7	0	0.0	12	92.3	13	1,275,350	1,506,278
Year-to-date 2013	0	0.0	0	0.0	0	0.0	3	10.3	26	89.7	29	1,200,000	1,805,341
Year-to-date 2012	0	0.0	0	0.0	1	4.8	0	0.0	20	95.2	21	1,285,000	1,470,291
East York													
February 2013	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
February 2012	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	1,485,000	1,322,938
Etobicoke													
February 2013	0	0.0	0	0.0	0	0.0	8	30.8	18	69.2	26	1,014,000	1,284,006
February 2012	0	0.0	0	0.0	2	20.0	0	0.0	8	80.0	10	1,640,650	1,572,257
Year-to-date 2013	0	0.0	0	0.0	0	0.0	9	23.7	29	76.3	38	1,394,950	1,392,206
Year-to-date 2012	0	0.0	0	0.0	4	19.0	2	9.5	15	71.4	21	1,520,900	1,406,055
North York													
February 2013	0	0.0	0	0.0	0	0.0	0	0.0	28	100.0	28	1,259,750	1,471,671
February 2012	1	2.6	0	0.0	0	0.0	0	0.0	38	97.4	39	1,220,800	1,334,043
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	48	100.0	48	1,427,400	1,612,739
Year-to-date 2012	4	3.9	22	21.6	5	4.9	8	7.8	63	61.8	102	1,074,795	1,043,970
Scarborough													
February 2013	0	0.0	1	20.0	0	0.0	0	0.0	4	80.0	5	--	--
February 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	1	10.0	1	10.0	1	10.0	7	70.0	10	850,000	792,800
Year-to-date 2012	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	--	--
York													
February 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
February 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
February 2013	11	4.8	8	3.5	40	17.4	113	49.1	58	25.2	230	711,900	813,279
February 2012	48	13.9	87	25.2	113	32.8	67	19.4	30	8.7	345	569,990	618,245
Year-to-date 2013	30	5.7	41	7.8	122	23.2	237	45.1	95	18.1	525	679,990	738,426
Year-to-date 2012	136	16.7	217	26.7	255	31.3	135	16.6	71	8.7	814	567,990	598,413
Aurora													
February 2013	0	0.0	1	11.1	1	11.1	0	0.0	7	77.8	9	--	--
February 2012	0	0.0	2	50.0	0	0.0	0	0.0	2	50.0	4	--	--
Year-to-date 2013	0	0.0	1	6.7	1	6.7	2	13.3	11	73.3	15	859,990	954,995
Year-to-date 2012	1	10.0	2	20.0	1	10.0	0	0.0	6	60.0	10	961,500	978,689
East Gwillimbury													
February 2013	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	--	--
February 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2012	6	75.0	2	25.0	0	0.0	0	0.0	0	0.0	8	--	--
Georgina Township													
February 2013	3	50.0	0	0.0	0	0.0	2	33.3	1	16.7	6	--	--
February 2012	4	57.1	2	28.6	0	0.0	0	0.0	1	14.3	7	--	--
Year-to-date 2013	14	66.7	3	14.3	1	4.8	2	9.5	1	4.8	21	379,990	438,942
Year-to-date 2012	22	84.6	2	7.7	0	0.0	0	0.0	2	7.7	26	327,490	454,798
King Township													
February 2013	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	--	--
February 2012	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	1	3.6	17	60.7	10	35.7	28	774,490	790,383
Year-to-date 2012	0	0.0	0	0.0	0	0.0	3	42.9	4	57.1	7	--	--
Markham													
February 2013	0	0.0	2	3.8	23	44.2	19	36.5	8	15.4	52	670,445	700,935
February 2012	30	19.2	61	39.1	52	33.3	10	6.4	3	1.9	156	525,495	540,460
Year-to-date 2013	0	0.0	8	6.2	53	41.1	48	37.2	20	15.5	129	663,900	698,905
Year-to-date 2012	73	18.2	157	39.1	141	35.1	23	5.7	8	2.0	402	527,994	542,246
Newmarket													
February 2013	0	0.0	1	6.3	2	12.5	13	81.3	0	0.0	16	711,900	690,729
February 2012	3	42.9	2	28.6	2	28.6	0	0.0	0	0.0	7	--	--
Year-to-date 2013	0	0.0	2	10.5	2	10.5	15	78.9	0	0.0	19	711,900	679,819
Year-to-date 2012	10	38.5	5	19.2	11	42.3	0	0.0	0	0.0	26	513,900	510,109
Richmond Hill													
February 2013	0	0.0	0	0.0	0	0.0	6	46.2	7	53.8	13	817,990	938,072
February 2012	0	0.0	0	0.0	15	45.5	11	33.3	7	21.2	33	661,990	808,486
Year-to-date 2013	0	0.0	0	0.0	4	11.4	18	51.4	13	37.1	35	765,990	889,308
Year-to-date 2012	0	0.0	2	2.9	25	35.7	32	45.7	11	15.7	70	659,990	747,981
Vaughan													
February 2013	1	1.3	0	0.0	1	1.3	45	56.3	33	41.3	80	773,995	1,012,380
February 2012	4	4.9	4	4.9	14	17.3	44	54.3	15	18.5	81	693,900	727,280
Year-to-date 2013	1	0.7	0	0.0	4	2.8	96	68.1	40	28.4	141	755,990	906,651
Year-to-date 2012	4	2.5	9	5.5	38	23.3	75	46.0	37	22.7	163	704,900	727,101
Whitchurch-Stouffville													
February 2013	0	0.0	4	9.8	13	31.7	24	58.5	0	0.0	41	652,990	635,700
February 2012	7	13.0	15	27.8	30	55.6	1	1.9	1	1.9	54	557,990	538,674
Year-to-date 2013	6	4.7	27	21.1	56	43.8	39	30.5	0	0.0	128	592,945	596,333
Year-to-date 2012	20	19.6	38	37.3	39	38.2	2	2.0	3	2.9	102	521,445	526,838

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
February 2013	49	24.1	56	27.6	52	25.6	38	18.7	8	3.9	203	546,990	557,556
February 2012	20	8.9	68	30.4	73	32.6	48	21.4	15	6.7	224	561,900	593,153
Year-to-date 2013	65	15.3	112	26.4	113	26.6	95	22.4	40	9.4	425	575,900	633,486
Year-to-date 2012	60	12.3	131	27.0	178	36.6	93	19.1	24	4.9	486	569,900	583,884
Brampton													
February 2013	45	30.2	46	30.9	33	22.1	23	15.4	2	1.3	149	507,900	531,346
February 2012	20	11.2	65	36.5	42	23.6	47	26.4	4	2.2	178	559,900	570,668
Year-to-date 2013	59	19.9	89	30.0	70	23.6	71	23.9	8	2.7	297	550,990	566,714
Year-to-date 2012	60	14.7	123	30.2	129	31.7	87	21.4	8	2.0	407	563,900	566,296
Caledon													
February 2013	4	8.5	10	21.3	19	40.4	14	29.8	0	0.0	47	600,000	593,906
February 2012	0	0.0	2	22.2	5	55.6	1	11.1	1	11.1	9	--	--
Year-to-date 2013	6	6.7	22	24.7	43	48.3	18	20.2	0	0.0	89	590,900	582,561
Year-to-date 2012	0	0.0	7	20.6	20	58.8	6	17.6	1	2.9	34	619,990	614,616
Mississauga													
February 2013	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
February 2012	0	0.0	1	2.7	26	70.3	0	0.0	10	27.0	37	569,900	692,857
Year-to-date 2013	0	0.0	1	2.6	0	0.0	6	15.4	32	82.1	39	950,000	1,258,195
Year-to-date 2012	0	0.0	1	2.2	29	64.4	0	0.0	15	33.3	45	569,900	719,742
Halton Region													
February 2013	45	57.0	10	12.7	2	2.5	3	3.8	19	24.1	79	425,900	635,153
February 2012	9	9.3	34	35.1	18	18.6	8	8.2	28	28.9	97	569,900	1,027,656
Year-to-date 2013	60	44.8	22	16.4	12	9.0	7	5.2	33	24.6	134	473,400	699,143
Year-to-date 2012	18	10.5	57	33.1	33	19.2	15	8.7	49	28.5	172	589,900	943,113
Burlington													
February 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
February 2012	3	10.3	18	62.1	5	17.2	1	3.4	2	6.9	29	506,990	688,267
Year-to-date 2013	0	0.0	0	0.0	1	11.1	0	0.0	8	88.9	9	--	--
Year-to-date 2012	12	19.4	29	46.8	17	27.4	1	1.6	3	4.8	62	506,990	607,717
Halton Hills													
February 2013	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
February 2012	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	1	8.3	4	33.3	7	58.3	12	870,450	883,958
Milton													
February 2013	45	69.2	9	13.8	2	3.1	0	0.0	9	13.8	65	419,900	499,617
February 2012	6	17.1	16	45.7	12	34.3	1	2.9	0	0.0	35	530,900	521,014
Year-to-date 2013	60	59.4	21	20.8	3	3.0	2	2.0	15	14.9	101	425,900	512,091
Year-to-date 2012	6	17.1	16	45.7	12	34.3	1	2.9	0	0.0	35	530,900	521,014
Oakville													
February 2013	0	0.0	1	12.5	0	0.0	2	25.0	5	62.5	8	--	--
February 2012	0	0.0	0	0.0	1	3.6	4	14.3	23	82.1	28	1,800,000	2,026,630
Year-to-date 2013	0	0.0	1	4.5	8	36.4	4	18.2	9	40.9	22	682,500	989,270
Year-to-date 2012	0	0.0	12	19.0	3	4.8	9	14.3	39	61.9	63	925,900	1,518,951

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
February 2013	49	47.1	16	15.4	18	17.3	14	13.5	7	6.7	104	462,145	519,140
February 2012	70	54.7	23	18.0	21	16.4	10	7.8	4	3.1	128	428,490	458,014
Year-to-date 2013	106	48.6	43	19.7	29	13.3	27	12.4	13	6.0	218	458,945	505,853
Year-to-date 2012	168	50.1	80	23.9	55	16.4	19	5.7	13	3.9	335	449,990	464,927
Ajax													
February 2013	1	3.4	6	20.7	13	44.8	9	31.0	0	0.0	29	590,000	595,714
February 2012	1	4.5	3	13.6	10	45.5	5	22.7	3	13.6	22	598,000	623,268
Year-to-date 2013	2	4.5	14	31.8	17	38.6	11	25.0	0	0.0	44	583,300	585,330
Year-to-date 2012	10	13.9	14	19.4	28	38.9	13	18.1	7	9.7	72	593,000	593,345
Brock													
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
February 2013	22	88.0	2	8.0	1	4.0	0	0.0	0	0.0	25	340,400	353,883
February 2012	30	88.2	3	8.8	1	2.9	0	0.0	0	0.0	34	337,445	349,844
Year-to-date 2013	47	83.9	6	10.7	2	3.6	0	0.0	1	1.8	56	342,990	372,055
Year-to-date 2012	56	84.8	6	9.1	2	3.0	0	0.0	2	3.0	66	339,445	366,525
Oshawa													
February 2013	13	59.1	3	13.6	4	18.2	2	9.1	0	0.0	22	426,990	456,698
February 2012	11	68.8	5	31.3	0	0.0	0	0.0	0	0.0	16	385,445	383,524
Year-to-date 2013	37	66.1	10	17.9	6	10.7	3	5.4	0	0.0	56	414,995	445,113
Year-to-date 2012	29	72.5	10	25.0	0	0.0	0	0.0	1	2.5	40	373,490	387,258
Pickering													
February 2013	3	50.0	0	0.0	0	0.0	1	16.7	2	33.3	6	--	--
February 2012	5	41.7	3	25.0	3	25.0	1	8.3	0	0.0	12	514,400	498,783
Year-to-date 2013	3	12.5	4	16.7	3	12.5	8	33.3	6	25.0	24	691,100	680,040
Year-to-date 2012	23	34.3	30	44.8	13	19.4	1	1.5	0	0.0	67	484,440	482,428
Scugog													
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
February 2013	1	12.5	0	0.0	0	0.0	2	25.0	5	62.5	8	--	--
February 2012	2	28.6	2	28.6	1	14.3	2	28.6	0	0.0	7	--	--
Year-to-date 2013	1	10.0	0	0.0	0	0.0	3	30.0	6	60.0	10	1,133,980	974,996
Year-to-date 2012	3	30.0	3	30.0	1	10.0	2	20.0	1	10.0	10	509,245	542,939
Whitby													
February 2013	9	64.3	5	35.7	0	0.0	0	0.0	0	0.0	14	422,945	430,686
February 2012	21	56.8	7	18.9	6	16.2	2	5.4	1	2.7	37	425,990	460,928
Year-to-date 2013	16	57.1	9	32.1	1	3.6	2	7.1	0	0.0	28	422,945	453,179
Year-to-date 2012	47	58.8	17	21.3	11	13.8	3	3.8	2	2.5	80	423,945	444,959

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
February 2013	39	97.5	1	2.5	0	0.0	0	0.0	0	0.0	40	389,990	390,425
February 2012	49	89.1	6	10.9	0	0.0	0	0.0	0	0.0	55	394,990	387,088
Year-to-date 2013	127	94.1	5	3.7	0	0.0	0	0.0	3	2.2	135	394,990	395,401
Year-to-date 2012	93	87.7	13	12.3	0	0.0	0	0.0	0	0.0	106	392,490	376,786
Bradford West Gwillimbury													
February 2013	29	100.0	0	0.0	0	0.0	0	0.0	0	0.0	29	399,990	398,956
February 2012	31	83.8	6	16.2	0	0.0	0	0.0	0	0.0	37	419,990	425,531
Year-to-date 2013	69	93.2	3	4.1	0	0.0	0	0.0	2	2.7	74	409,990	418,929
Year-to-date 2012	48	78.7	13	21.3	0	0.0	0	0.0	0	0.0	61	424,990	427,826
Town of Mono													
February 2013	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
February 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	4	80.0	0	0.0	0	0.0	0	0.0	1	20.0	5	--	--
Year-to-date 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
New Tecumseth													
February 2013	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
February 2012	17	100.0	0	0.0	0	0.0	0	0.0	0	0.0	17	299,990	301,637
Year-to-date 2013	40	100.0	0	0.0	0	0.0	0	0.0	0	0.0	40	334,945	341,829
Year-to-date 2012	44	100.0	0	0.0	0	0.0	0	0.0	0	0.0	44	304,990	305,104
Orangeville													
February 2013	6	85.7	1	14.3	0	0.0	0	0.0	0	0.0	7	--	--
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	14	87.5	2	12.5	0	0.0	0	0.0	0	0.0	16	372,900	386,730
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Toronto CMA													
February 2013	149	22.2	82	12.2	107	16.0	175	26.1	157	23.4	670	649,990	735,575
February 2012	132	16.5	185	23.1	216	27.0	131	16.4	137	17.1	801	573,330	706,691
Year-to-date 2013	288	20.2	199	13.9	267	18.7	378	26.5	297	20.8	1,429	635,990	731,762
Year-to-date 2012	335	18.4	459	25.2	501	27.5	272	14.9	258	14.1	1,825	567,990	658,084
Oshawa CMA													
February 2013	44	72.1	10	16.4	5	8.2	2	3.3	0	0.0	61	384,068	408,591
February 2012	62	71.3	15	17.2	7	8.0	2	2.3	1	1.1	87	370,990	403,281
Year-to-date 2013	100	71.4	25	17.9	9	6.4	5	3.6	1	0.7	140	394,490	417,503
Year-to-date 2012	132	71.0	33	17.7	13	7.0	3	1.6	5	2.7	186	372,490	404,719
Greater Toronto Area													
February 2013	154	22.2	91	13.1	112	16.1	177	25.5	161	23.2	695	642,900	727,758
February 2012	148	17.2	212	24.6	228	26.5	134	15.5	140	16.2	862	568,945	695,841
Year-to-date 2013	261	18.1	219	15.2	277	19.2	383	26.5	303	21.0	1,443	638,000	740,720
Year-to-date 2012	386	19.6	508	25.8	531	27.0	276	14.0	266	13.5	1,967	561,990	647,697

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
February 2013

Submarket	Feb 2013	Feb 2012	% Change	YTD 2013	YTD 2012	% Change
Toronto City	1,283,373	1,402,144	-8.5	1,475,128	1,157,363	27.5
Toronto	1,289,231	1,506,278	-14.4	1,805,341	1,470,291	22.8
East York	--	--	n/a	--	1,322,938	n/a
Etobicoke	1,284,006	1,572,257	-18.3	1,392,206	1,406,055	-1.0
North York	1,471,671	1,334,043	10.3	1,612,739	1,043,970	54.5
Scarborough	--	--	n/a	792,800	--	n/a
York	--	--	n/a	--	--	n/a
York Region	813,279	618,245	31.5	738,426	598,413	23.4
Aurora	--	--	n/a	954,995	978,689	-2.4
East Gwillimbury	--	--	n/a	--	--	n/a
Georgina Township	--	--	n/a	438,942	454,798	-3.5
King Township	--	--	n/a	790,383	--	n/a
Markham	700,935	540,460	29.7	698,905	542,246	28.9
Newmarket	690,729	--	n/a	679,819	510,109	33.3
Richmond Hill	938,072	808,486	16.0	889,308	747,981	18.9
Vaughan	1,012,380	727,280	39.2	906,651	727,101	24.7
Whitchurch-Stouffville	635,700	538,674	18.0	596,333	526,838	13.2
Peel Region	557,556	593,153	-6.0	633,486	583,884	8.5
Brampton	531,346	570,668	-6.9	566,714	566,296	0.1
Caledon	593,906	--	n/a	582,561	614,616	-5.2
Mississauga	--	692,857	n/a	1,258,195	719,742	74.8
Halton Region	635,153	1,027,656	-38.2	699,143	943,113	-25.9
Burlington	--	688,267	n/a	--	607,717	n/a
Halton Hills	--	--	n/a	--	883,958	n/a
Milton	499,617	521,014	-4.1	512,091	521,014	-1.7
Oakville	--	2,026,630	n/a	989,270	1,518,951	-34.9
Durham Region	519,140	458,014	13.3	505,853	464,927	8.8
Ajax	595,714	623,268	-4.4	585,330	593,345	-1.4
Brock	--	--	n/a	--	--	n/a
Clarington	353,883	349,844	1.2	372,055	366,525	1.5
Oshawa	456,698	383,524	19.1	445,113	387,258	14.9
Pickering	--	498,783	n/a	680,040	482,428	41.0
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	974,996	542,939	79.6
Whitby	430,686	460,928	-6.6	453,179	444,959	1.8
Remainder of Toronto CMA	390,425	387,088	0.9	395,401	376,786	4.9
Bradford West Gwillimbury	398,956	425,531	-6.2	418,929	427,826	-2.1
Town of Mono	--	--	n/a	--	--	n/a
New Tecumseth	--	301,637	n/a	341,829	305,104	12.0
Orangeville	--	--	n/a	386,730	--	n/a
Toronto CMA	735,575	706,691	4.1	731,762	658,084	11.2
Oshawa CMA	408,591	403,281	1.3	417,503	404,719	3.2
Greater Toronto Area (GTA)	727,758	695,841	4.6	740,720	647,697	14.4

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
February 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	4,567	5.2	7,835	9,655	12,391	63.2	463,534	8.5	480,247
	February	7,032	12.2	7,925	12,684	13,005	60.9	502,508	10.6	497,704
	March	9,690	4.6	8,081	16,308	13,146	61.5	504,117	10.5	511,946
	April	10,350	14.5	8,221	16,436	13,444	61.1	517,556	8.4	508,210
	May	10,850	8.0	7,693	19,177	13,538	56.8	516,787	6.4	498,526
	June	9,422	-7.9	7,365	16,679	14,180	51.9	508,622	6.8	500,627
	July	7,570	-4.4	7,260	13,888	13,603	53.4	476,947	3.9	495,988
	August	6,418	-14.9	6,905	11,748	12,808	53.9	479,095	6.1	491,931
	September	5,879	-23.2	6,796	15,220	14,086	48.2	503,662	8.2	507,441
	October	6,896	-9.8	6,778	13,054	13,090	51.8	503,479	5.3	500,476
	November	5,793	-18.3	6,657	9,838	13,294	50.1	485,328	1.0	491,586
	December	3,690	-21.8	6,640	4,295	12,397	53.6	478,739	6.0	501,908
2013	January	4,375	-4.2	6,937	10,624	12,746	54.4	482,648	4.1	501,152
	February	5,759	-18.1	6,743	11,052	12,276	54.9	510,580	1.6	505,288
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	21,289	7.2		38,647			494,879	10.1	
	Q1 2013	N/A			N/A			N/A		
	YTD 2012	11,599	9.4		22,339			487,162	9.9	
	YTD 2013	10,134	-12.6		21,676			498,521	2.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa February 2013										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	556	10.1	877	1,073	1,227	71.4	316,394	4.7	323,465
	February	809	24.1	892	1,327	1,335	66.8	323,592	7.1	324,668
	March	1,128	15.0	899	1,722	1,304	69.0	327,630	8.6	329,170
	April	1,167	23.0	919	1,655	1,282	71.6	337,401	5.1	329,526
	May	1,183	13.8	885	1,749	1,322	66.9	339,086	7.3	332,830
	June	1,051	0.5	826	1,509	1,277	64.7	339,032	5.0	330,793
	July	925	9.0	870	1,306	1,370	63.5	334,783	3.0	328,392
	August	854	11.8	890	1,208	1,281	69.5	335,783	8.0	338,159
	September	729	-12.5	766	1,335	1,237	61.9	334,870	5.1	336,148
	October	797	5.0	851	1,140	1,254	67.9	335,818	5.7	335,514
	November	699	-4.8	819	909	1,202	68.1	335,697	6.8	340,793
	December	390	-20.7	693	416	1,098	63.1	324,743	4.7	336,161
2013	January	488	-12.2	766	989	1,144	66.9	331,514	4.8	338,569
	February	716	-11.5	788	1,072	1,074	73.4	348,474	7.7	349,444
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	2,493	16.6		4,122			323,814	7.2	
	Q1 2013	N/A			N/A			N/A		
	YTD 2012	1,365	18.0		2,400			320,660	6.1	
	YTD 2013	1,204	-11.8		2,061			341,600	6.5	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
February 2013

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.2	120.7	2,941	8.7	66.7	897
	February	595	3.20	5.24	114.7	121.5	2,940	8.7	66.6	895
	March	595	3.20	5.24	115.4	122.0	2,947	8.6	66.5	895
	April	607	3.20	5.44	115.8	122.4	2,956	8.5	66.5	898
	May	601	3.20	5.34	116.4	122.4	2,967	8.6	66.7	908
	June	595	3.20	5.24	116.8	121.7	2,982	8.7	67.0	910
	July	595	3.10	5.24	116.8	121.6	3,000	8.5	67.2	914
	August	595	3.10	5.24	117.2	121.8	3,016	8.5	67.4	912
	September	595	3.10	5.24	117.9	122.1	3,034	8.5	67.7	915
	October	595	3.10	5.24	118.2	122.3	3,049	8.6	68.0	913
	November	595	3.10	5.24	118.5	122.0	3,068	8.4	68.2	905
	December	595	3.00	5.24	118.7	121.4	3,075	8.3	68.2	900
2013	January	595	3.00	5.24	119.0	121.5	3,076	8.2	68.1	894
	February	595	3.00	5.24		122.9	3,074	8.4	68.0	895
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
February 2013

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.2	120.7	197.6	7.4	69.6	891
	February	595	3.20	5.24	114.7	121.5	200.0	7.5	70.3	889
	March	595	3.20	5.24	115.4	122.0	199.6	8.0	70.5	896
	April	607	3.20	5.44	115.8	122.4	197.8	8.3	69.9	902
	May	601	3.20	5.34	116.4	122.4	195.1	8.5	69.1	910
	June	595	3.20	5.24	116.8	121.7	192.9	8.4	68.2	912
	July	595	3.10	5.24	116.8	121.6	191.3	8.6	67.6	919
	August	595	3.10	5.24	117.2	121.8	188.7	9.0	66.9	936
	September	595	3.10	5.24	117.9	122.1	188.2	9.1	66.7	950
	October	595	3.10	5.24	118.2	122.3	188.7	9.3	66.9	962
	November	595	3.10	5.24	118.5	122.0	191.8	9.2	67.9	958
	December	595	3.00	5.24	118.7	121.4	193.0	9.6	68.6	959
2013	January	595	3.00	5.24	119.0	121.5	194.2	9.6	68.9	949
	February	595	3.00	5.24		122.9	194.8	9.4	68.9	942
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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